



President's Message

Welcome to fall! We can certainly feel the change in seasons with the colder weather recently. Soon it will be time to prepare our yards and homes for the cold.

We would like to thank Jim Harrington for his many years of service on the HOA Board. He submitted his letter of resignation to the board in September. Jim served from 2002 to 2007 and 2014 to 2017. He has added expertise and experience that were greatly appreciated and needed during his years of service. We will miss him. Our bylaws direct the board to appoint another board member in the case of resignation of a board member. We have appointed Sarah Terwilligar to fill in the position that Jim vacates for the duration of his term. We look forward to serving with her in the future.

We had another successful dumpster day. Special thanks to Dan Hartman, Travis Terwilligar, Ian Broughton and John Swanson for helping out that day. We again filled two dumpsters. Neighbors took advantage of the opportunity to cut down dead trees and bushes as well as clean up other old items. We will sponsor this again in the spring.

Thanks to the residents who have responded by cutting down dead trees and bushes. Please be conscious of the conditions of your home. We have had a very active summer of work inside and outside of homes.

Our next HOA meeting will be on November 13, 2017 at Creekside Elementary at 7:00 p.m. We invite anyone who would like to attend to feel welcome to come and participate.

Rolayne Sellers Chapparal 480 HOA President

Chapparral 480 HOA Minutes of the Meeting July 10th, 2017

In attendance: Kent Sellers, Rick Poppe, Jim Noon, Sue Brunk, Ken Brunk, Travis Terwilligar, Sarah Terwilligar. Board members in attendance: Rolayne Sellers, Mary Ann Neumann, Dan Hartman. Secretary Broughton was excused due to family emergency.

President Sellers read aloud a letter of resignation from Vice President Harrington. President Sellers then read aloud the HOA by-laws as applicable to filling a vacancy in the HOA board, and highlighted that in looking for a new member the board talked to those who had been active in the community. Sarah Terwilligar helped a lot with the 4th of July party. Motion to appoint Sarah Terwilligar to HOA board of directors was delayed due to a lack of quorum.

Director Hartman was delayed to the board meeting, but arrived at 7:15 p.m. at which time the meeting was called to order. A motion was made and seconded to appoint Sarah Terwilligar to the HOA Board of Directors, and the motion was voted on and passed by unanimous consent.

Review/Approval Minutes of July 10 2017 Meeting

A motion was made and seconded to approve the July minutes, and the motion was voted on and passed by unanimous consent.

Treasurer's Report

Treasurer Neumann passed out copies of the year-to-date balance sheet, income statement and check register, and proceeded to highlight the financial condition of the HOA. Another homeowner has paid their outstanding dues leaving only one homeowner with dues outstanding. Two homeowners requested to join waste management but HOA policy states that payment for service must be received by February 28th.

Treasurer Neumann noted that the Creekside facility is not available for the January 8th board meeting. An alternate date or location will need to be determined.

Treasurer Neumann reported that 4th of July expenditures were a little over budget as supplies of game prizes have depleted over the years and needed to be replenished, and food costs were slightly higher this year, and suggested we revise the 2018 budget accordingly.

A motion was made and seconded to approve the Treasurer's report, and the motion was voted on and passed by unanimous consent.

Architectural Control Committee

Rick Poppe gave the ACC report. Year-to-date there have been 33 ACC request. Five requests were made and approved since the last report: one landscaping, two decks (one with an addition), one window, and one roof.

Covenant Enforcement Report

Ten covenant enforcement letters were sent to homeowners on August 26th, mostly due to dead trees. Many of those homeowners have responded already, with just a few that the HOA will need to follow-up with.

CENCON Report

Doyle Tinkey was unable to attend the meeting. However, he reported to President Sellers that there was nothing to report that affects Chapparral.

Chapparral Metro District Report

A representative was not present to provide a report.

Tennis Courts/Pickleball Status

The tennis courts are completed and the pickleball court is painted. Nets and equipment have been ordered.

Fall Dumpster Day

Volunteers are needed to help with the dumpster day on Saturday, September 16th, from 10-2. Also noted is the need to lock access to the dumpsters the night before to prevent people from using them, which has been an issue in the past. Board plans to reach out to those who have used the dumpsters in the past to see if there are any willing volunteers to help. Director Hartman and Travis Terwilligar offer to help with the dumpsters on Saturday.

Candidate Night: Sept 19, 2017

This event will be hosted in the gym at Creekside elementary school at 7pm. Those available to help set up can plan to arrive at 6:30. Candidates for Mayor and City Council will be introduced, have a few minutes to speak, and then mingle. Chenango, Antelope and Estancia have all been invited to attend as well. Chenango has offered to help with refreshments. This event will also be posted on Nextdoor.

Public Comments

The contract has been signed for the annual sleigh ride on December 3rd.

President Sellers read aloud a letter from Jennifer Knotts presenting an idea she had along with Jamie DeBrosse and April Krall, for a family Halloween activity to pull a trailer behind a truck through the neighborhood for young children to ride between houses to go trick-or-treating. Board members and homeowners shared supportive comments regarding having family activities and engaged community members to make it happen. Concerns regarding safety and insurance for the activity were also raised as well as the need to advertise this activity to encourage participation, as in years past, few homes were prepared for trick-or-treaters. A suggestion was made to form a sub-committee so that the event would be covered by HOA insurance.

A motion was made and seconded to appoint Jennifer Knotts, Jamie DeBrosse, and April Krall Halloween Committee Chairs, and the motion was voted on and passed by unanimous consent.

A homeowner commented on the appearance of the entrances, and the board discussed the various other stakeholders who are directly responsible for them. President Sellers asked specific homeowners in attendance follow up with those stakeholders to bring resolution to the matter.

Meeting was adjourned at 8:05 pm.



**NEXT MEETING MONDAY, NOVEMBER 13, 2017
7 PM AT CREEKSIDE ELEMENTARY**

Community News



THE SOLAR ECLIPSE AS SEEN FROM CHAPPARAL



21 minutes before the eclipse



7 minutes before the eclipse



2 minutes before the eclipse



Community Forum

Thanks to all volunteers for making Dumpster Day a great success!
It will be back in the Spring, and we will need volunteers.





City of Centennial

Teen Silent Disco

Date: Friday, October 6, 2017

Time: 7:00 PM - 10:00 PM

Location: Centennial Center Park Plaza

13050 Peakview Avenue

Centennial, CO 80112

DJ + headphones + glow sticks + disco balls + game

Food and beverages will be available for purchase from the Chick-fil-a Food Truck. The Arapahoe County Sheriff's Office will be providing security at this event.

- Alcohol is prohibited and may not be brought to any event in the park.
- Tents, canopies and oversized umbrellas are not allowed in the park.
- Blankets and chairs are welcome.
- No ATM onsite for the event, but most vendors accept credit/debit cards.



FREE Chipping and Mulch Event



Date: Saturday, September 30, 2017

Location: Centennial Public Works Facility

7272 S. Eagle Street

Centennial, CO 80112

Time: 8:00 AM - 12:00 PM

The City of Centennial is partnering with CH2M, Terracare Associates and South Suburban Park and Recreation District to host a free City-wide tree recycling. Chippers will be shut off at noon sharp, mulch will be available at that time.

Please note: Lumber, salvage materials, or rounds larger than 10 inches in diameter will not be accepted.

For more information, contact the Citizen Response Center at 303.325.8000.



CHAPPARAL HOA

President	Rolayne Sellers rolaynesellers@gmail.com	303-690-9142
Vice President	Jim Harrington Jim.harrington@pfacolorado.com	303-699-8272
Treasurer	Mary Ann Neumann xjneumann@centurylink.net	303-690-6823
Secretary	Ian Broughton broughton_hoa@yahoo.com	303-488-7582
Director	Dan Hartman dan.hartman@stoneriver.com	303-884-8598

ARCHITECTURAL CONTROL COMMITTEE

Chair	Rick Poppe rickpoppe22@gmail.com	303-690-0594
	Wayne Lauer	
	Clay Boelz	

CHAPPARAL METRO DISTRICT

President	Gary Cornish gcornish@gcornish.com	303-627-6073
Vice President	Gerry Weaver gnweaver@comcast.net	303-699-6033
Secretary/Treasurer	Tom Lash Tom.lash@comcast.net	303-617-9911
Asst. Secretary	Jim Neumann xjneumann@centurylink.net	303-690-6823
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